

2020

Tucson-Pima County Historical Commission

Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, August 27, 2020

Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 1:04 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Michael Becherer, Jim Sauer, Jan Mulder, and Sharon Chadwick

Commissioners Absent/Excused: Jill Jenkins

Applicants/Public Present: Abigail Rosenberg, Miguel Fuentevilla, and Richard Wiehe

Staff Members Present: Michael Taku, Jodie Brown, Nic Ross, Maria Gayosso, Mallory Ress, and Dan Bursuck (PDSD)

2. Approval of the Legal Action Report (LAR) from Meeting of 8-13-20

It was moved by Commissioner Becherer, duly seconded by Commissioner Mulder, to approve the Legal Action Report from the Meeting of 8-13-20. After discussion, Commissioner Becherer amended the motion to recommend approval of the minutes of the Legal Action Report for the meeting of 8-13-20 with a modification to the wording of the motion for item 4a to state that *[Commissioner Sauer asked about a possible amendment to the motion, and Commissioner Becherer moved that this motion be amended to recommend...]*. The remainder of the original motion remains the same. Commissioner Mulder had no objection to the amended motion, which passed unanimously by a roll call vote of 5-0.

3. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

**3a. HPZ 20-027, 380 N. Meyer (T20BU00249) (continued)
El Presidio Historic Preservation Zone (ELPHPZ), Contributing
Resource,**

Demolition of a remnant exterior wall dating to exterior ca. 1901.

Staff Taku summarized the history of the project review and read into the record the recommendations from the El Presidio Historic Zone Advisory Board (ELPHZAB) from the meeting of 5-29-20 and PRS on 6-11-20 [continued]. Staff noted that the proposed wall for demolition was part of an addition to the historic house that shows on the Sanborn maps as an addition in 1901.

Abigail Rosenberg, the property owner, presented the requested documentation by PRS that included site plan, wall elevations, and photos of all the existing wall sections being requested to be demolished.

Discussion was held. Action was taken.

It was moved by Commissioner Becherer, duly seconded by Commissioner Mulder, and passed unanimously by a roll call vote of 5-0 to recommend approval as presented

3b. Sign Code Sunset Amendment

Update on the Historic Landmark Signs Unified Development Code (UDC) section, the review process for designation, and signs in historic zones.

Staff Taku introduced the presentation noting the courtesy review with PRS at the 2-13-20 and 4-30-20 meetings with no actions taken. Today presentation will require PRS action.

PDSD staff Dan Bursuck and Mallory Ress presented an overview of the proposed amendments to the sign standards within the UDC related to historic provisions in advance of the sign code sunset of 8-31-21. Staff updated on findings from consultations with City of Tucson Historic Preservation Office staff, Sign Design Review Committee (SDRC), PRS, and stakeholders who were involved in the construction of the HLS concentration requirement. The feedback indicated that the concentration

requirement was created out of concern for allowing larger(area) and taller(height) signs. Proposed changes are detailed in a MEMO dated 8-27-20 to PRS and include but are not limited to: a name change from Historic Landmark Sign to Heritage Landmark Sign (HLS), remove language to allow signs to be relocated from outside city jurisdictional limits to Tucson, PRS to remain as the review authority, clarifying the sizes of signs in commercial and residential zones, clarifying that HPZ applicants may use Sign Design Options in UDC and well-defined process for designation and review of signs in historic zones. Staff informed that PRS recommendations will be submitted to the Planning Commission at the public meeting on 9-16-20.

Discussion was held. PRS expressed agreement with the proposed amendments to the sign standards of the UDC related to historic provisions. PRS also discussed removal of the HLS concentration. Specifically, discussion was had relating to whether removal or reduction of the HLS concentration requirement was appropriate. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Becherer, and passed unanimously by a roll call vote of 5-0 to recommend to the Planning Commission that the staff proposed amendments to the sign code related to its historic provisions in the August 27, 2020, memo provided for this meeting, "C8-19-03 Sign Code revisions (City Wide)" all be adopted: These proposed amendments include,

1. Clarify regulations by moving all historic related language from 7A (*Sign Code*) to 5.8.9.M (*Signs in Historic Districts*);
2. Clarify that signs in commercial zone may be up to 40 sq. ft and signs in residential zone may be up to 8 sq. ft, with approval of PRS;
3. Clarify that an applicant in an HPZ may use Sign Design Options under 7A.7;
4. Amend to allow for Classic, Transitional, and Replica signs from outside of Tucson city limits to be relocated into Tucson; and
5. Change Historic Landmark Signs name to Heritage Landmark Signs.

In addition, we recommend that the current requirement within the HLS ordinance requiring an HLS concentration be removed, language of which is in the sign code memo provided for this meeting.

In discussion, Chair Majewski asked to amend the motion to insert a comma after the word "Transitional" in item 4 from the sign code memo provided for this meeting, in order to be clear that there are three types of signs that can be relocated into Tucson. The mover (Commissioner Sauer) and seconder (Commissioner Becherer) had no objections.

4. Rio Nuevo Area (RNA)/Infill Incentive District (IID) Review Cases

***4a. HPZ 20-046/IID 19-15, 305 N 4th Avenue (T20SA00218)
Fourth Avenue Commercial Historic District, Pie Allen, Contributing.**

Construct new one-story building with a roof deck at the northwest corner of the property, install access doors for the existing building to new roof deck, increase the area of the fenced perimeter yard, site improvements.

[Note: Commissioner Becherer recused from this case and left the meeting at 1:41 P.M.]

Staff Ross presented an overview of the project. Staff stated that the applicant is proposing to extend an existing outdoor patio to fully utilize the 4th Avenue frontage of the parcel and to construct a new single-story building in the northwest corner of the property, * *“which will incorporate a roof deck for use by the adjacent building to the south.”*

As part of the proposal, a small storage shed will be demolished but will not require architectural documentation due to its age being newer than 50 years. There are two contributing buildings located on site, and the applicant is proposing to maintain both of them in their current state, with the exception of adding a door in an existing opening on the second level of the brick building to allow access to the roof deck. The Design Professional reviewed this application on August 7, 2020, and recommended approval as submitted.

Architects Miguel Fuentevilla and Richard Wiehe, FOR architecture +Interiors provided an overview of the project. Presenter discussed the IID waivers, site improvements, area of fenced perimeter yard, exterior patio for seating, activity area, and entertainment area. Also presented was a proposed new building for storage/utility. This new building is located behind the historic buildings and will not be visible from the public right-of-way. The historic contributing Quonset Hut structure and 2-story brick building are to be preserved. A modification to the brick building will be to cut in a door from the second floor to access the new rooftop deck.

Subcommittee discussed and asked for clarifications, which were provided. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, and passed by a roll call vote of 4-0 [Commissioner Becherer recused and did not vote] to recommend approval as presented and also recommend that the applicant be required to provide architectural drawings and photographic details of the north façade of the contributing brick building that will be changed and partially obscured by the proposed new building.

5. **Armory Park Historic Preservation Zone (APHPZ) Design Guidelines**
UDC Section 5.8/TSM 9-02.7.2. A-D/Historic Preservation Zone Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

4a. Updates on proposed revisions to the existing APHPZ Design Guidelines.

[Note: Commissioner Becherer returned to the meeting at 2:08 P.M.]

City of Tucson Historic Preservation Officer Jodie Brown updated commissioners, noting that the core group working on the revisions to the Armory Park Historic Preservation Zone Design Guidelines met to edit and reduce the size of the document. John Burr is working on it. No action was taken.

6. **Current Issues for Information/Discussion**

a. Minor Reviews

Staff provided an update on pending and recently conducted reviews.

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance and/or in the review process.

d. Review Process Issues/Discussions

Subcommittee requested staff to provide notice to members whenever additional review materials are uploaded to the Boards, Committees and Commissions website.

7. **Summary of Public Comments (Information Only)**

None at this time.

8. Schedule and Future Items for Upcoming Meetings

The next scheduled meeting is September 10, 2020; PRS meetings to be conducted virtually until further notice.

9. Adjournment

Meeting adjourned at 2:19 P.M.